

Oracle at the River

4720 - 4760 N Oracle Rd
Tucson, AZ 85705

\$4,000 Leasing Bonus for an Executed Lease with Minimum 60-Month Term





Property Details

- + Beautifully maintained office complex
- + Stunning courtyard garden
- + On-site property management
- + Large conference/training room
- + Covered parking available
- + Tenant Lounge with Exercise Equipment and Vending Machines
- + Shower for Tenant Use
- + Concierge Service
- + Close vicinity to numerous restaurants; both full and quick service
- + Parking ratio 3.83 space/1,000 SF
- + Lease Rate: \$23.50/SF Full Service
- + **\$4,000 leasing bonus for an Executed Lease with minimum 60-month term**

Available Suites

- + 4720 N Oracle Rd Suite 200 ±5,059 SF
- Suite 308 ±5,059 SF
- + 4742 N Oracle Rd Suite 300 ±1,179 SF

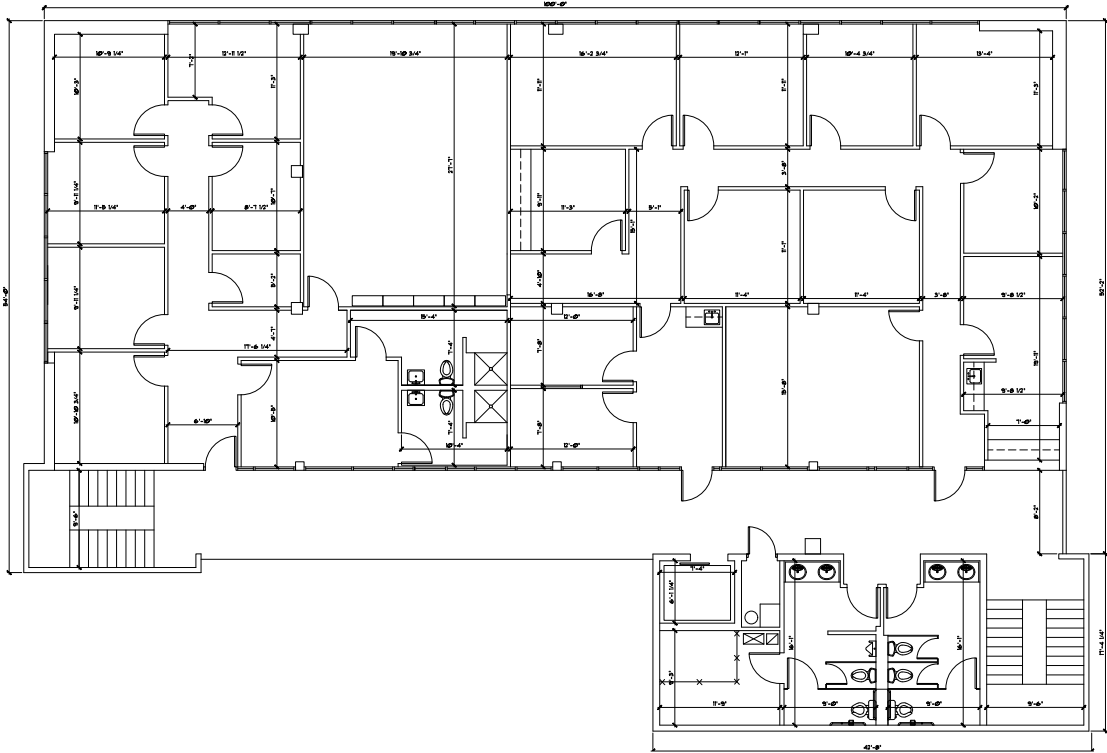
Demographics <i>2023 Estimate</i>	1 Mile	3 Miles	5 Miles
Population	10,039	95,355	224,425
Households	5,185	44,668	101,616
Avg. Household Income	\$69,700	\$73,748	\$81,364
Daytime Employees	9,638	51,420	150,166

Source: ESRI

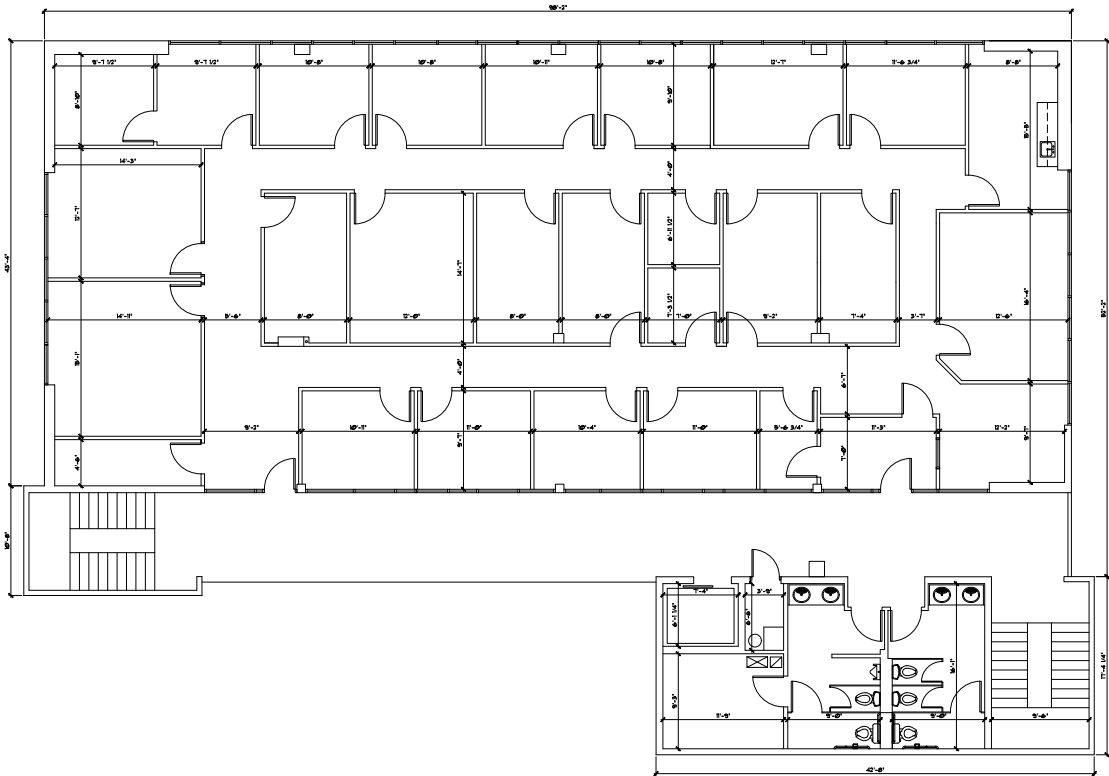


Floor Plans

4720 N Oracle Rd | Suite 200 ±5,059 SF



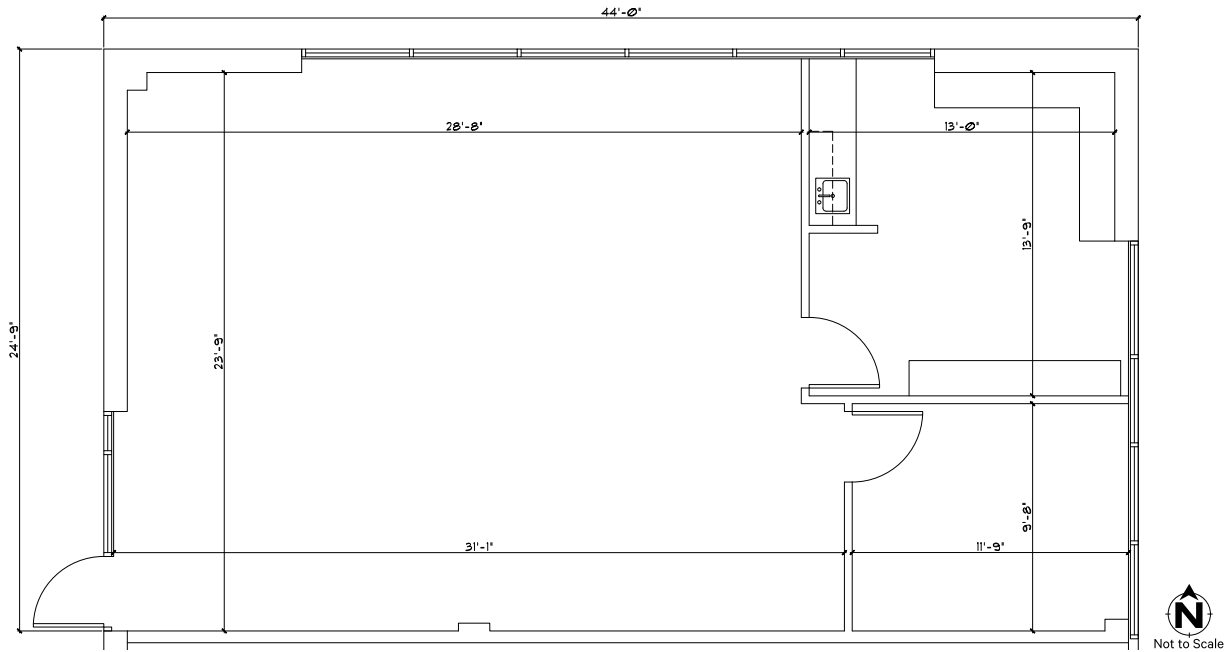
4720 N Oracle Rd | Suite 308 ±5,059 SF



Not to Scale

Floor Plans

4742 N Oracle Rd | Suite 300 ±1,179 SF



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